



**LAS VEGAS
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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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DIRECTOR

CITY HALL

495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101

702.229.6011 | VOICE
711 | TTY



cityoflasvegas
lasvegasnevada.gov

August 13, 2025

James Waddoups
Nevada Health and Bioscience Asset Corp
1930 Village Center Circle #3-805
Las Vegas, Nevada 89134

**RE: 25-0271-TMP1
PLANNING COMMISSION MEETING OF AUGUST 12, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on **August 12, 2025** voted to **APPROVE** the following Land Use Entitlement project request FOR A ONE-LOT COMMERCIAL SUBDIVISION on 8.96 acres at the southeast corner of Shadow Lane and Pinto Lane (APN 139-33-305-020) T6-UG (T6 Urban General) Zone, Ward 1 (Knudsen).

This approval is subject to the Amended following conditions:

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
2. The Final Map shall contain a note granting perpetual common access and parking across the entire subdivision via drive aisles and driveways.
3. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

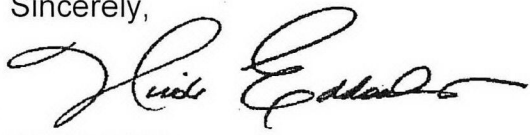
4. Unless otherwise allowed by the City Engineer, a bond for the relief sewer required by 22-0395-SDR1 (Presley) or 25-0080-SDR1 must be posted prior to the recordation of the Final Map for this site.
5. The proposed 20-foot Public Sewer Easement on the north edge of the site adjacent to Pinto Lane must be removed. The sewer proposed here is private, no public sewer easement is required.

6. Per Title 19.16.060.W.1, provide a note on the Final Map that states “All parcels created through this map shall have perpetual unobstructed access to all driveways servicing the overall subdivision unless incompatible uses can be demonstrated to the satisfaction of the City Engineer.”
7. Per Title 19.16.060.W.2, sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate note shall appear on the face of the Tentative Map and recorded Final Map.
 - a) A public sewer, with a minimum pipe diameter of eight inches, located within dedicated public sewer easement which are a minimum of twenty feet wide.
 - b) On-site sewers area a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - c) On-site sewers are common element privately owned and maintained per the joint Use Agreement of this commercial subdivision.
8. Per Title 19.16.060.W.3, provide a note on the Final Map that states “all subdivided parcels comprising this Subdivision shall provide perpetual inter-site common drainage rights across all existing and future parcel limits.”
9. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
10. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.
11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

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This action by the Planning Commission on **August 12, 2025** is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after **August 20, 2025**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required seven day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr

cc:

Kristin Esposito
GCW, Inc
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146